

Page 1: DRC Site Plan - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	R15045
Date of complete submittal	08/06/2015

NOTE: For purpose of identification, the PROPERTY OWNER is the APPLICANT

Property Owner's Name	AQUAMARINE SHINE LLC / DOMENICO DI GIAM VCA
Property Owner's Signature	
Address, City, State, Zip	10396 W STATE ROAD 84 #112 DAVIE FL 33324
E-mail Address	CAMILO.ROZCO2@GMAIL.COM / COSTIERA DOMENICO@GMAIL.COM
Phone Number	786-6311287 / 305-4960937
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

NOTE: If AGENT is to represent OWNER, notarized letter of consent is required

Applicant / Agent's Name	
Applicant / Agent's Signature	
Address, City, State, Zip	
E-mail Address	
Letter of Consent Submitted	

Development / Project Name	AQUAMARINE SHINE
Development / Project Address	Existing: 812 SW 9 ST New: SAME
Legal Description	LOTS 2, 3, 4, AND 5, IN BLOCK 11, OF FT LAUDERDALE PLAT BOOK 2, PAGE 9. ALONG WITH CREDISSANT PARK RIVER SEC 7-50 B
Tax ID Folio Numbers (For all parcels in development)	0215011170 / 02155190330
Request / Description of Project	NEW 2 BUILDING 8 RESIDENTS CLUSTER DEVELOPMENT
Total Estimated Cost of Project	\$ 2,000,000 (Including land costs)

Current Land Use Designation	MEDIUM
Proposed Land Use Designation	NA
Current Zoning Designation	RD-15
Proposed Zoning Designation	NA
Current Use of Property	SINGLE FAMILY HOME
Number of Residential Units	8
Non-Residential SF (and Type)	
Total Bldg. SF (include structured parking)	10,396
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	24059 / 0.55 ac	24059 / 0.55 ac
Lot Density	3,007.4	3,007.4
Lot Width	189'	189'
Building Height (Feet / Levels)	35'	24' / 2
Structure Length	NONE	86' 4"
Floor Area Ratio	NA	0.436
Lot Coverage	NA	10,488
Open Space	NA	13,571
Landscape Area	NA	0.436
Parking Spaces	16	16

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front []	25	25
Side []	5	5
Side []	25	25
Rear []	15	15

AQUAMARINE SHINE

8 NEW PROPOSED RESIDENTIAL UNITS

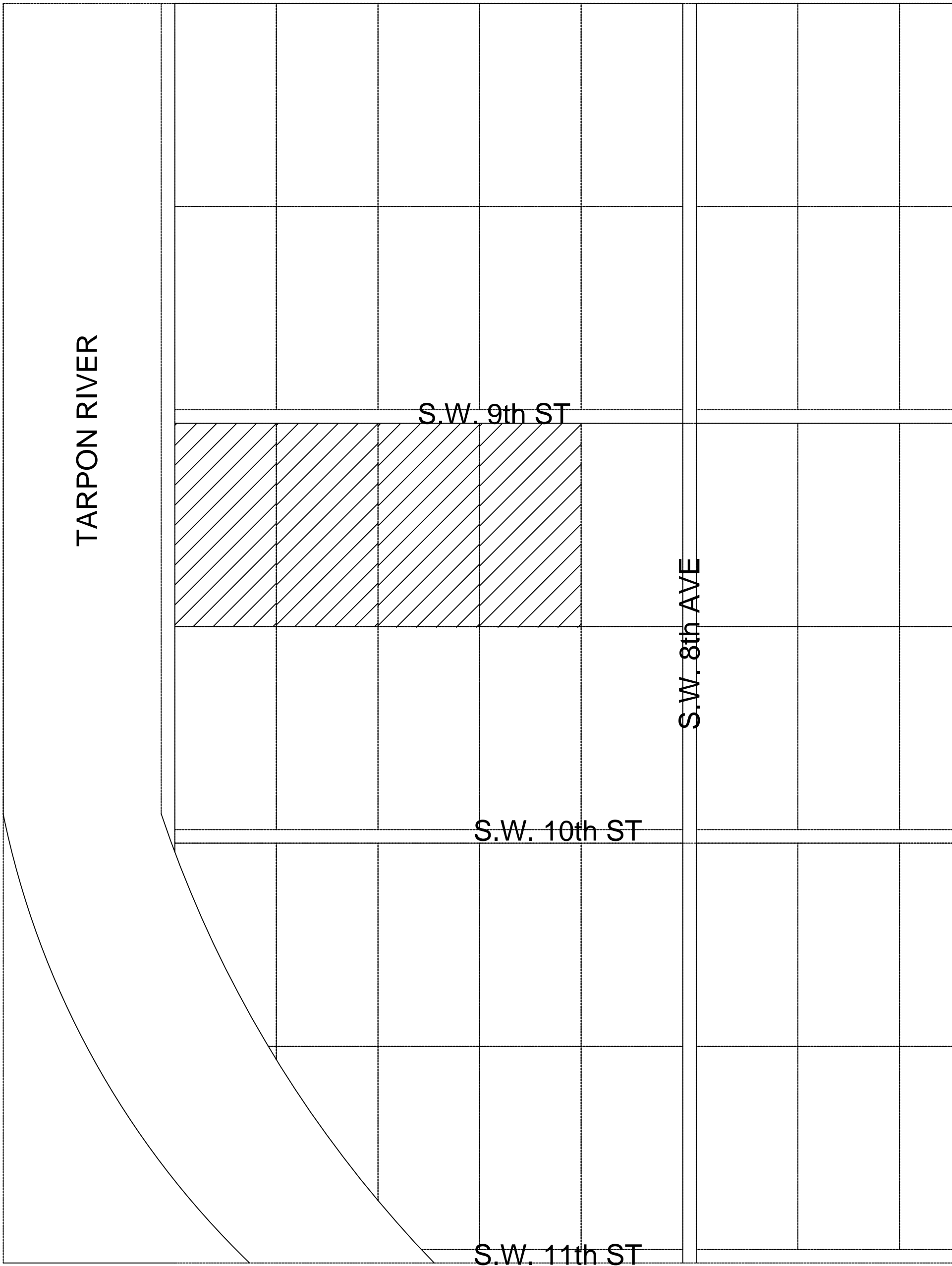
ADDRESS

812 SW 9TH STREET

FT LAUDERDALE, FL 33304

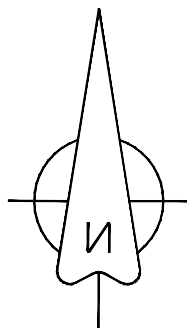
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LOCATION MAP

SCALE: NTS



REVISIONS

NO.	DATE

EMILIANO OROZCO P.E.

Lic No. 66341

949 SW 122 AVENUE

MIAMI, FLORIDA 33184

PHONE: (786) 715-7125

emilianocentury21@gmail.com

PROPOSED 8 NEW RESIDENTIAL UNITS

AQUAMARINE SHINE LLC

812 SW 9th STREET

FORT LAUDERDALE, FL 33304

SEAL

DATE

06-18-2015

SCALE

AS SHOWN

DESIGNED

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- NOTES DETAIL SCHEDULE:
- FLOOR PLAN GENERAL NOTES - SEE PLAN A-3.
 1. FLOOR PLAN KEY NOTES - SEE PLAN A-3.
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 - OVERHANG DETAIL KEY NOTES - SEE PLAN A-2.
 - FLOOD OPENING NOTES - SEE PLAN A-2.
 - SAFETY/EGRESS DOOR NOTES - SEE PLAN A-5.
 - EGRESS WINDOW NOTES - SEE PLAN A-5.

- PARTITION NOTES:
- NOTE WALL TYPES AND ASSEMBLIES DESCRIBED BELOW ARE TYPICAL FOR ALL PLAN VIEWS THE INFORMATION PRESENTS A MINIMUM STANDARD OF CONSTRUCTION. HOWEVER SPECIFIC DRAWINGS NOTES MAY DELINEATE IMPROVEMENTS TO THIS ESTABLISHES WALL HIERARCHY.
 - PROVIDE FIRE STOPPING AT MID-SPAN FOR ALL FRAMED ASSEMBLIES OVER 7'-6" IN HEIGHT AND AT ALL WALL CEILING INTERSECTIONS.
 - FRAMING GA. FOR EXTERIOR BEARING RATED FRAMED ASSEMBLY SHALL BE SPECIFIED BY STRUCTURAL ENGINEER AS APPLIES.

CODE IN EFFECT FOR THIS PLANS IS F.B.C. EXIST 2010
LEVEL OF ALTERATION : LEVELII

- NOTE:
- BATHROOM FIXTURES SHALL BE INSTALLED IN COMPLIANCE WITH FLORIDA BUILDING CODE 2010 FIGURE R307.1.
 - VAPOR RETARDER FOR SLAB ON GRADE SHALL BE 6 MIL. AS PER F.B.C.R.506.2.3.
 - WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273 IN COMPLIANCE WITH F.B.C.R 302.9.
 - INSULATION MATERIALS, FACINGS AND VAPOR RETARDERS SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 25 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273, IN COMPLIANCE WITH F.B.C.R 302.10.
 - OUTSIDE OPENING PROTECTION: F.B.C.R.303.5 AIR EXHAUST AND INTAKE OPENINGS WHICH TERMINATE AT OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS OR GRILLS WITH OPENINGS BETWEEN $\frac{1}{4}$ " AND $\frac{1}{2}$ ".

CONSTRUCTION NOTES

THE CONTRACTOR SHALL INSPECT ALL EXISTING CONDITIONS, VERIFY ALL ON SITE DIMENSIONS, EQUIPMENT AND BUILDING SERVICE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK. ORIGINAL BUILDING PLANS SHOULD BE REVIEWED TO ASSESS THE ENTIRE SCOPE OF THE PROJECT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH ALL OTHER TRADES INCLUDING THE EXISTING STRUCTURAL ELEMENTS OF THE BUILDING

THE CONTRACTOR SHALL PROVIDE ALL ELEMENTS OF THE SYSTEMS AS INTENDED BY THE DESIGN TO RESULT IN COMPLETE AND WORKABLE SYSTEMS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, SAFETY STANDARDS AND GOVERNING ORDINANCES.

ALL FINISH MATERIALS CHOSEN FOR THIS SPACE WILL BE DETERMINED

ALL CONSTRUCTION SHALL CONFORM TO ALL CODE REGULATIONS AND RESTRICTIONS

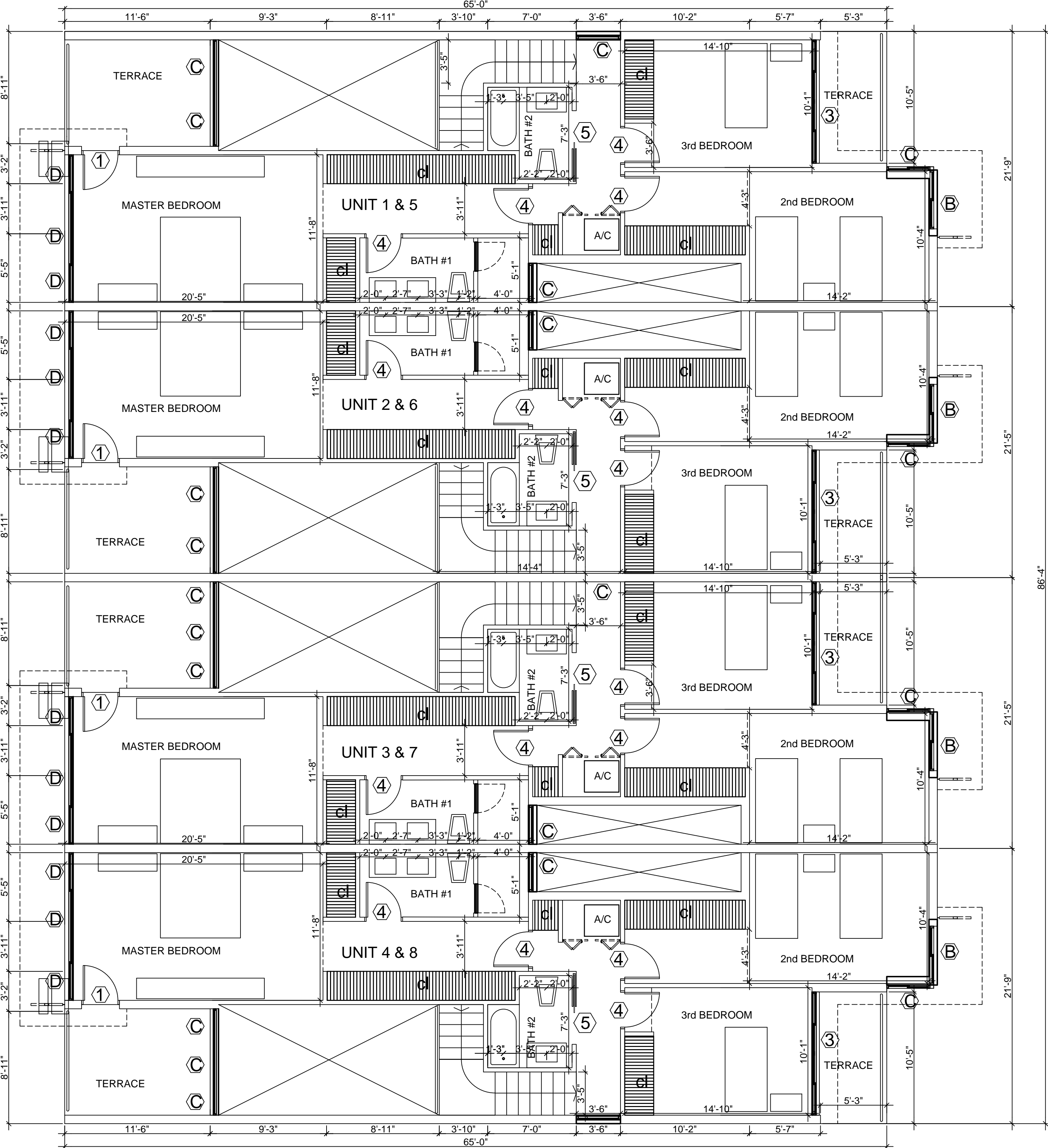
THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR EXACT LOCATION OF OPENINGS.

ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH PROGRESS OF THE CONSTRUCTION.

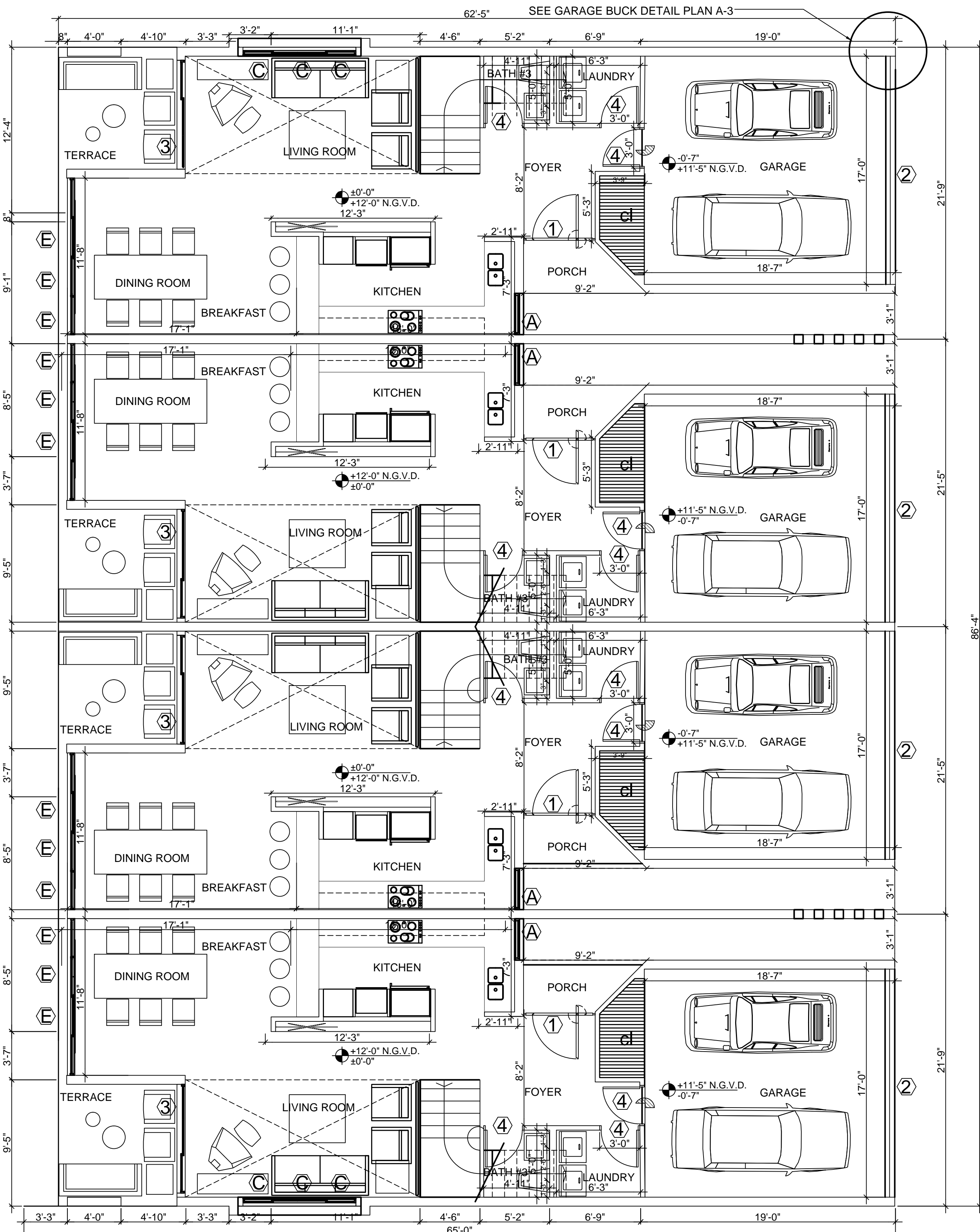
REQUIRED INSURANCE SHALL BE PROVIDED BY CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTS.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON JOB PRIOR TO BEGINNING CONSTRUCTION. DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWINGS.

CODE IN EFFECT FOR THIS PLANS IS F.B.C. EXIST 2010
LEVEL OF ALTERATION : LEVELII



SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"



FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

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812 SW 9th STREET
FORT LAUDERDALE, FL 33304

SEAL

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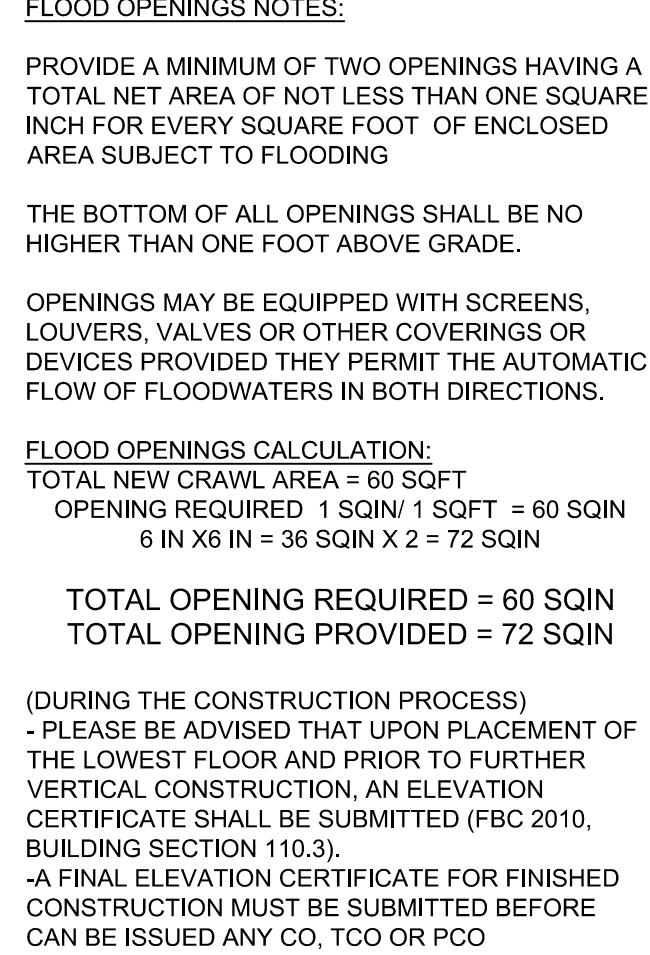
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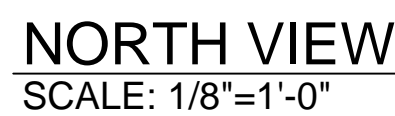
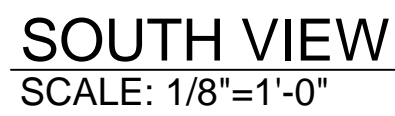
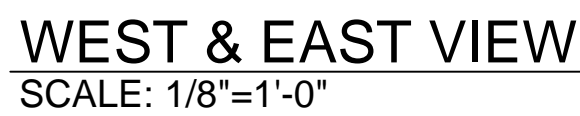
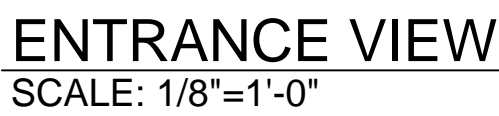
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DOOR SCHEDULE							
No.	TYPE	DESCRIPTION/REMARKS	SIZE		MATERIAL		NOTES
			WIDTH	HEIGHT	DOOR	FRAME	
(1)	SWING	ENTRANCE	3'-0"	6'-8"	ALUM.	ALUM.	
(2)		GARAGE	17'-0"	9'-0"	WOOD.	WOOD.	
(3)	SLIDING	18" SLIDING WITH SIDELIGHT	6'-0"	6'-8"	ALUM	ALUM	
(4)			2'-10"	6'-8"	WOOD.	WOOD.	
(5)	POCKET D.		2'-10"	6'-8"	WOOD	WOOD	

HARDWARE SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL
 ALL CLOSET AND BATH DOOR SHALL BE OPERABLE FROM BOTH SIDES IN CASE OF EMERGENCY

[illegible]

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SCALE
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DRAWING NO.

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OF



CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

Meeting Date: September 8, 2015

Project Name: Aquamarine Shine LLC / Aquamarine Shine

Case Number: R15045

Request: Site Plan Level III Review: Waterway Use / Eight
(8) Unit Cluster Development

Location: 812 SW 9th Street

Zoning: Residential Single Family and Duplex/ Medium
Density District (RD-15)

Land Use: Medium

Project Planner: Florentina Hutt

Case Number: R15045

CASE COMMENTS:

NONE – Signature NOT required.

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in **Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances** and accessed at;
 - a. https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. On June 30 2015, the 5th Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations;
 - b. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
 - c. https://floridabuilding.org/dca/dca_fbc_default.aspx
 - d. <http://www.broward.org/codeappeals/pages/default.aspx>

Case Number: R15045

RIGHT OF WAY / EASEMENT DEDICATIONS REQUIRED PER ULDR SECTION 47-25.2.M.5:

- a. 5' (min.) Right-of-Way and/or permanent easement dedication along south side of S.W. 9th Street, to complete half of 50' Right-of-Way section; show linework in the plans and on easement exhibit

CASE COMMENTS:

A. Please respond to Comments 1 through 10 prior to Pre P&Z sign off

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Please contact Jorge Holguin at 954-828-5675 or jholguin@fortlauderdale.gov.
 - b. Coordinate all transportation related requirements with Alia Awwad, P.E. at (954) 828-6078 or aawwad@fortlauderdale.gov with the Transportation & Mobility Department to meet the Transportation aspect of the Adequacy requirements.
 - c. Coordinate the minimum Finished Floor Elevation and site grading approval with Richard Benton – City Floodplain Manager at (954) 828-6133 or RBenton@fortlauderdale.gov; please note that additional notes may be required on the Site Data table.
2. Obtain approval from the Florida Department of Transportation (FDOT) for the Strategic Intermodal System (SIS) Program. The site plan shall be reviewed and approved by FDOT. Please contact Ms. Tammy Campbell at 954-777-4668 (tammy.campbell@dot.state.fl.us) to inquire whether the SIS approval is required for the proposed development.
3. Provide documentation from the Broward County Planning Council (BCPC) verifying whether the site requires platting/replatting. The documents from BCPC shall be submitted to the City's engineering reviewer. The BCPC may be contacted at (954) 357-6695.
4. A Traffic Impact Study may be required in accordance with ULDR Section 47-25.2.M.4 of the City's Code of Ordinances. For detailed information on methodology and procedures concerning the TIS, please contact Alia Awwad, P.E. (954) 828-6078 or aawwad@fortlauderdale.gov.
5. Be advised that any road cuts for utilities or curb cuts within in the City Right-Of-Way shall be restored to full lane width for 50' minimum length, per City Code of Ordinances Section 25-108.
6. Evaluate the possibility of utilizing a sustainable stormwater approach with the possibility of utilizing sustainable practices (cisterns, pervious pavers, etc.) uses for landscaping along the streetscape.
7. Discuss if pedestrian lighting is proposed, or if not, discuss the possibility of the addition of pedestrian lighting along S.W. 9th Street. Please contact the Case Planner for details to match the area.

8. All concrete sidewalks preferred with 5-foot (min.) width, 4-inch (min.) thickness, 6-inch (min.) thickness in driveway areas, and constructed to City specifications per ULDR Section 47-24.5.E.e.
9. Please prepare and submit the following exhibits which clearly define the following (as applicable):
 - a. Construction Phasing Exhibit
 - b. Right-Of-Way / Easement Dedication / Vacation Exhibit
 - c. Maintenance Agreement Area Exhibit
 - d. Revocable License Area Exhibit
10. Provide the ADA parking, access/driveway, and sidewalks/ramps in accordance with Chapter 553 of the Florida's Statutes, "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs Florida Board of Building Codes and Standard and in accordance with American Disability Act (ADA).

B. Respond to Comments 11 through 22 prior to Final DRC sign off

11. Submit a signed and sealed survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on an a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. Additionally, an affidavit shall be provided by the property owner attesting that there were no additional recordings of easements or encroachments from survey date to the final DRC sign off date.
12. Prepare and submit an erosion and sediment control plan. This plan shall be reviewed for the drainage impacts to adjacent properties, surrounding rights of way, stormwater facilities, and neighboring water bodies.
13. Prepare and submit the following civil engineering drawings, signed and sealed by a Florida registered professional Civil Engineer:
 - a. Paving, Grading, and Drainage Plan, including the sizes and dimensions of all stormwater infrastructure.
 - b. Water and Sewer Plan, including any existing water main, force mains, gravity mains, etc. (show all materials & pipe sizes on the plan). Please be advised that all water mains shall be constructed with DIP piping in the City Right-Of-Way.
 - c. Provide typical cross-sections and section profiles along all property lines, and show how the existing and proposed grades will tie to one another. Also, show spot elevations along the perimeter (property lines) on the paving and grading plan.
14. Provide an on-site drainage system along with storm runoff calculations (signed and sealed by a Florida registered professional engineer). The calculations shall show how the minimum road crown and finished floor elevations are met, and how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties. In addition, please note that the City does not allow connecting the on-site stormwater drainage system with those in the City's Right-of-Way. Fill requirements to be provided by City Floodplain Manager, Richard Benton.
15. Provide support data that this site meets the fire hydrant locations and distribution as per the NFPA Codes and Standards. Clearly show all existing and proposed fire hydrants and 500-foot radius of coverage area. In addition, please note that a fire hydrant shall be installed within 100 feet of the Fire Department Connection.
16. Show utilities on the landscaping plans for potential conflict.

17. Boundary and Topographic Survey of the existing property is missing, as well as the Civil Plans – Paving, Grading, and Drainage Plan and Water and Sewer Plan.
18. Shape of the existing S.W. 9th Street cul-de-sac shown on all drawings is misleading, since what exists in the field doesn't have much of a prominent bulb shape; as a result, confirm with Fire that adequate fire truck access is being provided for the proposed development.
19. Drawing L-2: Plan and Section details show 30' Dedicated R.O.W. and 10' R.O.W. Landscape Buffer for S.W. 9th Street, but the rest of the plans show S.W. 9th Street with 40' Total Right-of-Way and 20' dimension from S.W. 9th Street centerline to Right-of-Way line fronting this property; please reconcile.
20. Drawing E-3 shows the existing sidewalk ending at the property line for this project; if this is correct, show these limits consistently throughout the plan set.
21. Shift proposed sidewalk to be just beyond the existing Right-of-Way boundary, and within the requested 5' Right-of-Way or permanent easement dedication on the south side of S.W. 9th Street.
22. Discuss if a gate access across the proposed driveway is proposed; if so, per ULDR Section 47-20.5.C.6, provide and dimension the minimum stacking distance required for driveway ingress to and egress from the proposed development – a minimum 12' x 22' area for each vehicle to be accommodated for stacking.

B. Respond to Comments 23 through 36 prior to Engineering Permit Approval

23. The applicant shall verify that there are no easements or other instruments of record which impact the Engineering Department's ability to permit this site plan. In the event such instruments exist and are recorded in the office of records, Broward County, FL, the owner risks delay or denial of the building permit.
24. Please be advised that all proposed improvements within or adjacent to the City's Right-of-Way are subject to issuance of permit from the City, as well as the execution of an agreement that may authorize the City for removing those improvements for any public purpose in the future. In addition, please note that a Maintenance Declaration shall be executed with the City acknowledging that the Applicant will maintain all improvements in the City Right-Of-Way, including but not limited to lighting, landscaping, special paving and stormwater improvements.

Please note that all easements and maintenance agreements shall be recorded prior to final permit close out and Certificate of Occupancy issuance.

25. Obtain a Transportation Concurrency Satisfaction Certificate from the Broward County Planning and Environmental Regulation Division (BCPERD). Please contact Evangeline Kalus at (954) 357-6632 or EKalus@broward.org at BCPERD to determine whether the project is subject to the Transportation Concurrency Fees. In addition, please contact Pierre Dougniaux with the Broward County Transit Division at (954) 357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
26. Obtain a general or surface water management license from the Broward County Environmental Protection & Growth Management Division (BCEPGMD). Route certified calculations with Paving & Drainage plans to engineering reviewer.
27. Verify the means for the demolishing the existing structures on the property so that appropriate timely notice and coordination can be executed with the City Public Works Utilities, and franchise utility companies to control the impacts from the demolition. Please be advised that a permit is required for demolishing work activities.

28. Prepare an appropriate staging plan, which includes phasing and information regarding the site layout of the temporary construction measures. The purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of the construction on neighboring transportation system, landscaping, right-of-way encroachments, and businesses. The items to be addressed by the staging plan shall include but not limited to the following:
- a. Submit a Construction Phasing Plan clearly depicting the phasing of construction if applicable. The plan shall show the following:
 1. Include a narrative for each phase along with roadways utilized for materials delivery
 2. Clearly show boundaries of the site, dimensions and names of all streets and alleys, direction of travel, bike lanes, on-street parking and sidewalks
 3. Show location of Job trailers or construction offices for the staff, general contractor, and subcontractors with Finished Floor Elevations
 4. Show location, type and size of temporary construction fencing, including locations of gates and gate swing radii. If corners of fence correspond with cross streets, propose a fence boundary that will not obstruct sight lines for motor vehicles
 5. Show location and type of construction crane(s), including span radius
 6. Indicate location and number of portable rest rooms, dumpsters, and trash chutes
 7. Show location of the Fire Department Connection during construction and a water supply (hydrant) in accordance with N.F.P.A.1, Chapter 29
 8. Show location of any sidewalk to be closed or protected as required by Chapter 33 of the Florida Building Code
 9. Indicate location and time frame of any street closures (part or all of street) with a detour signage plan meeting MUTCD standards, prepared by a Certified Traffic engineer or technician. Please be advised that the City Commission approval will be required for detours and street and sidewalk closures lasting over 72 hours, and the said approval may take eight (8) weeks or more
 10. Show all existing parking spaces that may be affected by the construction (or construction phasing) and indicate all parking spaces that would be included within proposed construction boundaries for each phase
 11. Show location of parking for inspectors and construction personnel. Include all off site parking- location, period of lease and number of spaces leased. If shuttle will be provided between parking and job site – give shuttle schedule and show route of shuttle
 12. Show loading/unloading areas for material delivery to include entry and exit path of vehicles without backing into street
 13. Show routes that delivery trucks will be instructed to follow when traveling to and from the site. All efforts should be made to avoid residential and/or small, merchant lined streets. This may be shown on a separate drawing, prepared at an appropriate scale in order to illustrate route through the City
 14. Indicate where and how concrete trucks will stage during multiple yardage pours
 15. Provide an Erosion Control Plan and show location and type of silt fencing for dust control along with measures for erosion control against material leaving site from vehicular traffic
 16. Indicate the locations of storm inlets. If physical measures will be taken to protect inlets, illustrate these on the Erosion Control Plan
 17. Show locations of truck wash-off area and procedures, including tires and concrete chutes
 18. Indicate schedule for rout line street sweeping of periphery of construction site
 19. Indicate if dewatering is proposed.
29. Obtain a dewatering permit from the Broward County Environmental Protection Dept. (EPD). This permit is required only if the site is within 1/4 mile of a known contamination site. The EPD contact is David Vanlandingham (dvanlandingham@broward.org or 954/519-1478). He prefers to be notified via email for the quickest response. You can view their standard operation procedures for dewatering at http://www.broward.org/pprd/cs_dewatering.htm.

30. Apply and obtain a SFWMD dewatering permit activities if off-site discharge is anticipated. Any planned activity that requires dewatering needs to be reviewed by SFWMD. In many cases, this could involve an email to SFWMD that include a description of the activity. If no permit is required, SFWMD will let you know. The SFWMD contact person is Steve Memberg (smemberg@sfwmd.gov).
31. Contact the Broward County Transit to determine whether the project is within the Transportation Concurrency Exception Area (TCEA) and subject to road impact fees. The City's Transportation Element requires developers within the TCEA to meet with and include the Broward County Transit representatives in proposed enhancements or improvements to their systems. Please contact Pierre Dogniaux (B.C. Transit) at 954-357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
32. Pay capital expansion fees for water and wastewater treatment, distribution, and disposal at the rate identified in Ordinance C-05-21. The fee will be calculated based on Equivalent Residential Connections (ERC's). Provide a calculation for existing and proposed ERC's for approval by Urban Design Engineer. Impact fees shall be paid prior to the issuance of the building permit.
33. Resolve the minimum standards for the State of Florida Notice of Intent (FAC 62-621.300(4)(b)) per the Florida Department of Environmental Protection (FDEP) criteria. Notice is required for sites of one (1) acre or larger site area with the potential for discharge of sediments to surrounding surface waters or drainage systems which discharge indirectly to those surface waters as classified or otherwise identified in the Florida Administrative Code (FAC). Therefore, the Applicants whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity.
34. Please note that any lighting onsite or in the City's right-of-way (ROW) or both, shall be approved and authorized by the City's Engineering and /or Building (Electrical Staff) Department. Any lighting placed in the ROW shall be powered by an approved lighting circuit from the proposed development or FPL source, and will require an engineering permit. Any new lighting system powered by private source shall require a revocable license agreement with the City along with a "disconnect" that shall be accessible by Facilities Maintenance staff in or near the right of way. Please contact the Facilities Maintenance office, David Smith at (954) 828-6560, for information concerning the lighting within the City's Right-Of-Way.
35. Obtain an engineering permit before installing, removing, or relocating poles (lighting or electrical) within the City's right of way. Permanent or temporary relocations or removals shall be reviewed and approved by the City.
36. Please discuss with City Public Works Department - Utilities, Rick Johnson at (954) 828-7809, concerning the proposed methods of noise, vibration, and odor mitigation.

Case Number: R15045

CASE COMMENTS:

Please provide a response to the following:

1. Provide an existing tree site plan or existing tree site survey illustrating all existing trees and palms, and number each one. Provide a corresponding list of these trees/palms including:
 - a. tree number for each
 - b. botanical name and common name for each
 - c. trunk diameter, in inches, at chest height for trees
 - d. clear trunk in feet for palms
 - e. condition percentage as a number for each
 - f. indicate status for all existing trees/palms on site (remain, relocate, remove)
2. Based on staff site inspection, there exists several large Specimen Live Oaks (33" cal x 30' oa x 40' spread; 29" cal x 30' oa x 40' spread; 24" cal, 30' oa, 40' spread) and Plumeria on site. In accordance with ULDR 47-21.15, effort shall be made to design around existing, large, desirable trees. These trees exist in an appropriate area capable of being protected by a reasonable modification of proposed plan.
3. Provide tree protection barricade detail for existing trees on site to remain. This barricade must be installed prior to the beginning of proposed work, and a landscape job-check inspection may be scheduled.
4. For specimen trees, provide ISA Certified Arborist report for specimen trees. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc.; and a written assessment of existing tree characteristics. This information is required to confirm site inspection results and calculate equivalent value mitigation.
5. Plant materials with the same watering needs are to be grouped together. Turf grass is to be limited to not more than 40% of the landscaped pervious area, and consolidated. The planting areas and the turf grass areas are to be irrigated on separate zones. Please see MuniCode for updated ordinance.
https://www.municode.com/library/fl/fort_lauderdale/codes/unified_land_development_code?nodeId=UNLADERE_CH47UNLADERE_ARTIIIDERE_S47-21LATRPRRE
6. Review proposed plant palette for appropriate species to our South Florida hardiness zones and availability in nursery.
7. Sheet IRR-2, Provide clarification on what the Plant Material Schedule is illustrating. What is this for?
8. Sheet L-2, Provide clarification for calculations in the details. Include City of Fort Lauderdale ULDR Section 47-21 calculations for Tree and Landscape requirements.
9. Provide street trees in the right of way swale area. Street trees are to be a minimum of 12 feet tall and provided at a ratio of one street tree per forty feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions. When overhead utilities exist, required street trees may be small trees provided at a minimum of a ratio of one street tree per twenty feet frontage or greater fraction thereof not subtracting ingress and egress dimensions. Note that proposed landscaping work in the City's right of way requires engineering approval. This approval requires documents to be submitted for Engineering review.
10. Illustrate and label the horizontal clearance from tree trunk to edge of paved travel lane on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms. A minimum separation of 6 feet is required between the tree trunk and travel

lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter DO exist.

11. Utilities must be protected using a root barrier fabric wrap or equivalent. Landscape Plans must illustrate and label existing and proposed utilities in the right-of-way to confirm no utility conflicts exist, and illustrate the above setback and wrap requirement if applicable.
12. In order to maintain sight visibility, no opaque hedge shall be permitted to exceed 30 inches within 10 feet of the edge of waterway as per ULDR 47-19.5. Provide appropriate species, or shift plant material out of this area if needed. Illustrate this area and state this note on the plan.
13. Fences facing the street are required to be setback a minimum of 3 feet from the property line and must be planted with continuous hedges, shrubs, groundcover, AND trees in that area between property line and fence. These plantings shall be planted between the street and the property line as per ULDR 47-19.5C.
 - a. Hedges and shrubs may be 2 feet tall planted 2 feet apart.
 - b. Groundcover may be 6 inches tall planted 6 inches apart.
 - c. Trees may be standard or flowering at 10 feet tall, or palms at 8 feet clear trunk, planted an average of 1 tree per 20 feet or portion thereof.
 - d. Please specifically note and illustrate this on plans.

GENERAL COMMENTS:

The following comments are for informational purposes. Please consider the following prior to submittal for Building Permit:

14. A separate sub-permit application for Tree Removal and Relocation is required at time of master permit submittal.
15. A separate sub-permit application for General Landscaping is required at time of master permit submittal.
16. A separate sub-permit application for Irrigation is required at time of master permit submittal. Provide irrigation plans illustrating an automatic system and rain sensor shut off device. This is to include the rights-of-way areas and the outside of buffer yard wall.
17. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.

Case Number: R15045

CASE COMMENTS:

Please provide a response to the following:

- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighbors/civic-associations>). Please provide acknowledgement and/or documentation of any public outreach.
- 2) The site is designated Medium Residential on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 3) The proposed project requires review and approval by the Planning & Zoning Board (PZB). A separate application and fee is required for PZB submittal, and the applicant is responsible for all public notice requirements (Section 47-27, ULDR). In addition, the development permit shall not take effect nor shall a building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the City Commission seeking to review the application. Note: The City Clerk's office requires 48 hours notice prior to Commission meeting if a computer presentation is planned (i.e. *PowerPoint*), to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information.
- 4) Pursuant to Public Participation requirements of ULDR Sec. 47-27.4.A.2.c., prior to submittal of the application to the Planning and Zoning Board (PZB), a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.

The applicant shall then conduct a public participation meeting(s) a minimum of 30 days prior to the Planning and Zoning Board. This date and location of the meeting is at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record.

Accordingly, a minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department. If the applicant fails to submit the affidavit, the public hearing will be postponed until the next available hearing date after the affidavit has been supplied.

- 5) Indicate the project's compliance with the following ULDR sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
 - a. Section 47-18.9, Cluster Dwellings
 - b. Section 47-23.8, Waterway Use
 - c. Sec. 47-25.2, Adequacy Requirements
 - d. Sec. 47-25.3, Neighborhood Compatibility Review
- 6) Ensure that a copy of all of the following documents and plans are incorporated in all sets of plans:
 - a. Survey
 - b. Narrative and responses to aforementioned Code sections
- 7) As proposed, the site plan appears to be over-programmed to accommodate a development compatible with the context of the existing neighborhood. Incorporate the following changes to comply with the intent of the Cluster Development requirements:

- a. **Façade Articulation.** The front and rear facades require additional setbacks for an area of about 25% of the façade. Demonstrate in elevations how the articulation of the facades meets this requirement.
 - b. **Architectural Style:** The buildings should be designed in an architectural style that is generally compatible with adjacent structures and mass and form that is complimentary to surroundings. Consider improvements of the front façade to better articulate and integrate the cluster development into the single-family neighborhood character, considering the use of human scale elements along the front facade, such as front entries, porches and balconies.
 - c. **Setbacks.** Consider increasing the side setback abutting the adjacent property to the east to diminish the impact on the neighboring property.
 - d. **Entrances:** The facades facing the street shall be considered the front facades of those units. Front facades should incorporate elements that further interaction and street presence, and allow for direct pedestrian access from the street to the units. Create articulation and visual interest through the use of porches, balconies and a better defined entrance.
 - e. **Massing along Side Yard.** Provide additional articulation along the west and east sides of the property (side yards); Consider breaking up the building into smaller structures, in order to reduce the massing of the building, provide for better circulation of light and air, increased landscape opportunities and lessen impact on adjacent properties. Promote an overall building scale that maintains adjacent neighborhood character.
 - f. **Fence:** If fence provided along the front yard, ensure increased transparency.
 - g. **Shared Amenity.** Consider the location of the shared amenities in a manner that does not interfere with pedestrian and visual connection from the street to the units located along SW 9th St.
 - h. **Landscape:** It appears that the property benefits from existing mature shade trees. Reconsider the design of the site to incorporate and preserve existing canopy.
- 8) Provide the following changes to the site plan and elevations:
- a. Reconfigure the ground floor to provide a pedestrian connection to the units located along SW 9th St.
 - b. Provide an access easement on the site plan as required per Sec. 47-18.9.C.4.
 - c. Indicate the height of the buildings on the elevations. If any portion of the building exceeds twenty-two (22) feet in height, that portion of the structure shall be setback an additional one (1) foot for each foot of height.
 - d. Label the seawall on the site plan.
 - e. Ensure that the fence placed around the pool is not located within the five (5) foot easement.
 - f. Indicate all building footprints on adjacent properties, indicating their uses and heights, and dimension approximate setbacks.
 - g. Indicate all utilities (above and below ground) that would affect the proposed planting or landscaping plan. Overhead lines, if any, should be placed underground. If lines cannot be placed underground provide documentation from FPL.
- 9) Provide pedestrian-level perspective renderings of project as viewed along the street, and aerial oblique perspectives in context with adjacent properties and surroundings, from opposing views. Show clear and accurate 3-dimensional views in context with the surrounding area.
- 10) Provide any fence and wall details. Pursuant to ULDR Section 47-19.5.B.1, in order to maintain sight visibility within residential districts, the following shall apply: for properties abutting a waterway, no opaque fence, hedge or wall shall be permitted to exceed two and one-half (2½) feet in height as measured in accordance with Section 47-2.2.G, when located within ten (10) feet of the edge of the waterway. If applicable, please indicate fence height on site plans and provide details.
- 11) Provide a roof plan for all structures indicating the location of all mechanical equipment. This plan shall include spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening and to illustrate how equipment will be screened or shielded from view. In addition, indicate all mechanical equipment within the subject site on the site plan and elevations where applicable.

- 12) If application proposes dockage and/or boat slips; provide an approval letter from the Broward County Environmental Protection Department, contact Julie Krawczyk (954-519-1266) prior to Planning and Zoning Board submittal. Docks and other mooring devices are subject to a separate review and approval process through the Building Department.
- 13) This project is subject to the requirements of Broward County Public School Concurrency. The City will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a PZB or City Commission agenda, a written response from the School Board shall be provided by the applicant. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.
- 14) Park impact fees are assessed and collected at time of building permit application per each dwelling unit type proposed. Please provide total park impact fee amount due. For reference, an impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/building-permits/park-impact-fee-calculator>.

GENERAL COMMENTS:

- 15) Ensure compliance with the Florida Building Code to determine the Occupancy Group and Class as well as the Type Construction. When the permits for a cluster development are submitted to the building department, the buildings will be reviewed as an R-2 Occupancy under the Florida Building Code. For more information, please contact John Madden, Chief Building Inspector, at jmadden@fortlauderdale.gov.
- 16) Consider employing green building practices throughout the project including, but not limited to charging stations, tankless water heaters, rain collection systems, pervious pavers, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.
- 17) It is strongly recommended that bicycle parking is provided in visible, well-lit areas as close as possible to pedestrian entryways/doors. In addition where possible, locate bicycle parking facilities in an area that is sheltered/covered. For more information, please send email to kmendrala@fortlauderdale.gov for information on bicycle parking standards and to obtain a copy of the Assoc. of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.
- 18) If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative.
- 19) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Pre-PZ and/or Final DRC sign-off, please schedule a Professional Day Appointment with the project planner (call 954-828-5072) to review project revisions and/or to obtain a signature routing stamp.
- 20) For additional information regarding incorporation of wireless capabilities into the project in initial planning stages, please contact the applicable utility provider.
- 21) Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments within 180 days.

Case Number: R15045

CASE COMMENTS:

Please provide a response to the following:

NONE – Signature is NOT required.

GENERAL COMMENTS:

The following comments are for informational purposes.

Plans state a pool plan may be submitted. Does this include the playground as well? These areas should be access controlled and well lit.

Noted security features on plans under security and force protection on page AQUAMARINE WF 7-22-15 Ultimo-SP-1

It is highly recommended that the managing company make arrangements for private security during construction. Please submit comments in writing prior to DRC sign off.

Case Number: R15045

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your complex creates and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line. Adequate space should be provided within dumpster enclosure to accommodate wheeled recycling carts.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City
4. Service Days shall be: No restriction for Commercial collection.
5. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name.
6. Solid Waste Collection shall be on private property. Container shall not be placed, stored or block the public street to perform service (large multifamily and commercial parcels).
7. Ensure **site plan** clearly indicates (labeled) locations of all solid waste and recycling containers and/or compactor(s) for all uses as proposed in application. **Identify containers for trash and recycling.**
8. Provide on the site plan a garbage truck turning radii for City review. Drive aisle width and design configuration must allow for safe and efficient maneuverability on-site and off-site. Indicate how truck will circulate to/from/within property.
9. Consult DRC Engineering staff to ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
10. Containers: must comply with 47-19.4.
11. Draw equipment on plan to show location of the containers inside the trash room. *Clarify whether uses on site will utilize compactor, carts and/or dumpster.*
12. Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling. Indicate on plans where users' accessibility is accommodated for all container areas.
13. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether is Pre or Final DRC.
 - Letter should be created on formal letterhead describing what services are to be provided for solid waste and recycling including:
 - Type and size of containers, frequency of service, service provider if known; and
 - Any additional details such as: container type(s), on-site handling and logistics for waste and disposal, specific dimensions as needed (e.g. compactor side and height clearance for haulers' accessibility).
 - For this proposed site plan, please describe whether the accessibly gate that is garage-type (i.e. roll-up) or swing-type (i.e. open/close) gate.
 - This letter is to be approved and signed off by the Sustainability Division, and should be attached to your drawings. Please email an electronic copy to gmaldonado@fortlauderdale.gov. Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.

- Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

GENERAL COMMENTS:

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC: None

Case Number: R15045

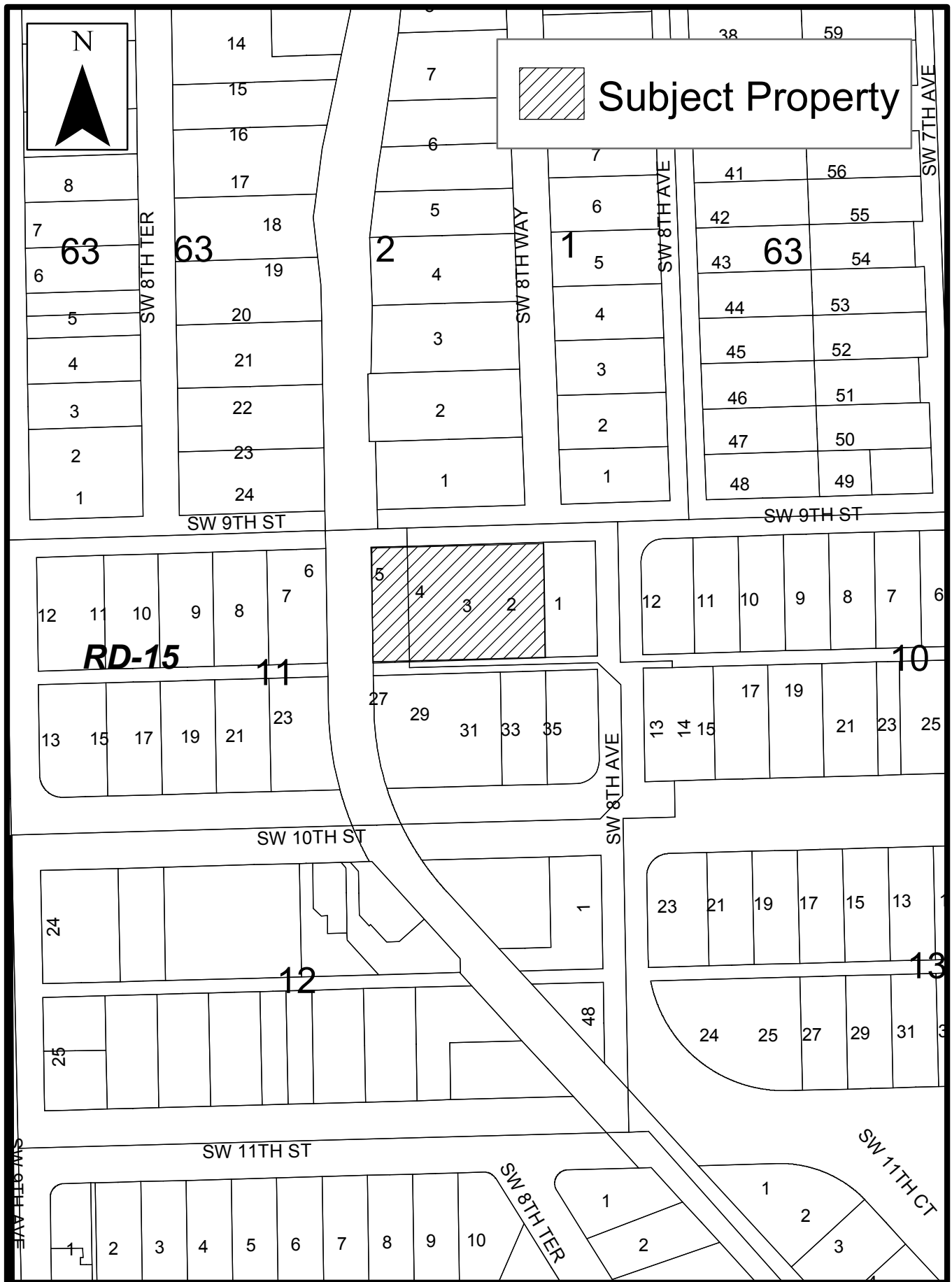
CASE COMMENTS:

1. Submit a traffic impact statement and coordinate with the Transportation and Mobility Department regarding a traffic impact study. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks.
2. Consider providing a small gate/wall along the river from the sidewalk to the playground.
3. In addition to the bicycle parking provided, consider installing a communal bicycle pump as well as bicycle hooks in each individual garage. Include total counts on the site plan data sheet.
4. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices.
5. Additional comments may be provided upon further review.
6. Signature required.

GENERAL COMMENTS:

Please address comments below where applicable.

1. Contact Eric Houston at 954-828-5216 or ehouston@fortlauderdale.gov to set up an appointment for final plan approval.
2. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.



0 40 80 160 240 320 Feet

R15045